

NOTICE OF PROPOSED LEGISLATIVE ACTION

CITY OF REDMOND

The Redmond City Council is scheduled to take action on the proposed **Southeast Redmond Neighborhood Plan** (file LAND-2014-00055), which comprises amendments to the Comprehensive Plan, Redmond Zoning Code (RZC), and Redmond Municipal Code (RMC). This action will occur as part of the Council's regular meeting on **Tuesday, October 21, 2014** in the City Council Chambers, **15670 NE 85th Street, Redmond, Washington at 7:30 p.m.**

The neighborhood plan update covers topics such as land use, natural features and the environment, neighborhood character and design, housing, transportation, and parks and open space. Among the main components of the recommended action are:

- Retaining land for manufacturing and industry;
- Recognizing the importance of Redmond's ground water and surface water and supporting citywide plans and policy to protect them;
- Planning for new residential and employment opportunities in the area north of Woodbridge;
- Planning for new residential and employment opportunities in the Marymoor subarea, leveraging the arrival of light rail;
- Improving mobility by all transportation modes by planning for new motorized and non-motorized connections;
- Prioritizing transportation corridors for efficient heavy-duty truck travel and freight transit;
- Promoting manufacturing and distribution related transportation on routes away from single-family residential areas;
- Supporting housing affordability and choice, similar to the approach in other neighborhood plans within Redmond, such as by allowing cottage and attached homes and by extending affordable housing regulations to Southeast Redmond;
- Completing planned trail connections and developing existing parks;
- Enhancing a sense of place and community through opportunities for gathering places, particularly as part of private development and design of the public realm;
- Renaming the Gateway Design District to the Regional Retail subarea while maintaining the same land use intent in neighborhood plan policies;
- Maintaining current zoning along Redmond Way, preserving the limits of the Manufacturing Park Overlay;
- Northeast Subarea: This area is proposed to be rezoned primarily for employment uses while retaining some capacity for additional residential development near Woodbridge. The plan calls for performance zoning to help in transitioning between different intensities in the employment area while emphasizing business park activities in the center of this subarea;
- Marymoor Subarea: The Marymoor subarea includes the future light rail station and park-and-ride facility. The vision for the Marymoor Subarea is for a walkable, denser subarea that features opportunities for living, employment, community gathering, education, shopping, and commuting to other Redmond and central Puget Sound destinations. Prior to adopting zoning to implement the vision, the City will undertake an inclusive stakeholder process to develop a use transition strategy, and will also undertake

infrastructure planning for the subarea;

- Redmond Way Rezone: about 6.0 acres zoned General Commercial and R-12 are proposed to be rezoned to R-30 on the southwest side of the intersection of Redmond Way and 185th Ave NE as part of this plan update, adding capacity for about 60 more homes than under current zoning; and
- Growth Potential Compared to Current Plan: The proposed plan adds about 48 acres of capacity for employment uses compared to the existing plan, and retains capacity for about 850 additional homes. Nearly all of this change is proposed in the Marymoor and Northeast Subareas as described above.

The neighborhood plan update includes amendments to:

- Comprehensive Plan Land Use Map
- Comprehensive Plan Neighborhoods Element
- RZC 21.04, General Provisions; 21.08, Residential Regulations; 21.14, Commercial Regulations; 21.20, Affordable Housing; 21.32, Landscaping; 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures; 21.50, Transition Overlay Areas; 21.60, Citywide Design Standards; and 21.76, Review Procedures
- RMC 6.36, Noise Standards

The Planning Commission's recommendation on these proposed amendments can be viewed by visiting www.redmond.gov/PCReports. Copies of the Planning Commission Report may also be requested at Redmond City Hall, 4th floor, Long Range Planning Division of the Planning and Community Development Department.

A State Environmental Policy Act (SEPA) threshold determination of non-significance was issued on June 11, 2014 for the proposed amendments and is attached to the Planning Commission Report.

Council meeting agendas and materials can be accessed at:
www.redmond.gov/government/citycouncil.

LEGAL NOTICE: September 30, 2014